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REDEVELOPMENT AUTHORITY

of the County of Bucks
 216 Pond Street, Bristol, PA 19007
 215-781-8711 FAX 781-8716

JEFFREY D. DARWAK
 EXECUTIVE DIRECTOR

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 SOLICITOR

Narrative Information Sheet

December 3, 2019

Enclosed please find the Redevelopment Authority of the County of Bucks' Narrative Information Sheet for the Community-Wide Assessment Grant proposal. Bucks County utilized similar EPA grant funding to begin building its brownfields program in 1997 and this grant will allow the Redevelopment Authority to build upon our brownfield reuse successes. We have successfully used EPA funds to leverage millions in state, local and private funding to assess, cleanup and reuse brownfield sites in Bucks County. Due to a shortage of state funds, Bucks County has a great need for this EPA grant to identify, inventory and assess brownfield sites in order to stimulate redevelopment and protect our communities and residents.

1. Applicant Information: Redevelopment Authority of the County of Bucks
 216 Pond Street
 Bristol, PA 19007
2. Funding Requested:
 - a. Grant type: Community-wide
 - b. Federal Funds Requested: \$300,000
 - c. Contamination: Hazardous Substances
3. Location: Bucks County
4. Not applicable
5. Contacts:

Project Director:
 Mr. Jeffrey Darwak, Executive Director
 Redevelopment Authority of the County of Bucks
 216 Pond Street
 Bristol, PA 19007
 Office: 215-781-8711
 E-mail: Jeff@bcrda.com

Chief Executive:
 Mr. Sean D. Schafer, Esq., Chairman
 Redevelopment Authority of the County of Bucks
 216 Pond Street
 Bristol, PA 19007
 Office: 215-781-8711
 E-mail: Chairman@bcrda.com

6. Population:

Total population of Bucks County: 625,249
Enterprise Zone Population: 191,155
Sellersville Borough: 4,429

7. Other factors Checklist:

Other Factors	Page #
Community population is 10,000 or less	n/a
The applicant is, or will assist, a federally recognized Indian tribe or United States territory	n/a
The priority brownfield site(s) is impacted by mine-scarred land.	n/a
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2-3
The priority site(s) is in a federally designated flood plain.	2-3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	2-3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	n/a

8. Letter from State or Tribal Environmental Authority—Attached

We are excited about the opportunity and benefits this grant will provide to Bucks County. I look forward to a favorable response.

Sincerely,
REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS



Jeffrey D. Darwak
Executive Director

CC: Sean D. Schafer, Esq., BCRDA Chairman
Members of the BCRDA Board
Felicia Fred, US EPA, Region 3



November 25, 2019

Mr. Jeffrey Darwak
Executive Director
Redevelopment Authority
of the County of Bucks
216 Pond Street
Bristol, PA 19007

RE: USEPA Brownfields Assessment Proposal – State Letter of Acknowledgment
Redevelopment Authority of the County of Bucks
Bucks County, Pennsylvania

Dear Mr. Darwak,

The Pennsylvania Department of Environmental Protection (DEP) is pleased to support your efforts to redevelop brownfield properties in your community. Returning such environmentally challenged and underutilized land and buildings to productive use improves our environment, safeguards our residents, and helps boost Pennsylvania's economy.

The DEP supports the Redevelopment Authority of the County of Bucks' application for a U.S. Environmental Protection Agency Community-wide Assessment Grant in the amount of \$300,000. These funds will be used to assess brownfield sites in order for the County of Bucks to properly prioritize their redevelopment. The Authority's efforts to re-examine the redevelopment potential of aggregated, underutilized sites to create renewed neighborhoods and business districts in Pennsylvania is a worthwhile endeavor.

Both Central Office and Regional Office Staff in the Land Recycling Program look forward to supporting the Redevelopment Authority and U.S. EPA Region 3 on this project.

If you have any questions, please contact John Gross by email at johnngross@pa.gov or by telephone at 717-783-7502.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee McDonnell".

Lee McDonnell, P.E.
Program Manager
Bureau Environmental Cleanups and Brownfields

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Bucks County is located in southeastern Pennsylvania directly north of Philadelphia and separated from neighboring Trenton, NJ by the Delaware River. Bucks County consists of 54 municipalities made up of 23 small boroughs and 31 townships with a population of 625,249 residents over 604 square miles. The county has a storied and remarkable past as it was one of the three original counties founded by William Penn in 1682. Several Bucks County municipalities are among the oldest in the nation. With a rich history as an industrial hub, Bucks County has no shortage of brownfield issues, and the Redevelopment Authority is in great need of assessment grant funding in order to combat the impacts of brownfields that threaten the environment, our waterways and most vulnerable citizens.

Located strategically in the Northeast Corridor, one-third of the nation's population resides within a one-day drive of Bucks County, making it a prime location for the transport of goods and services throughout the country and the world. Bucks County's proximity to major cities combined with diverse transportation infrastructure that includes deep sea ports, rail networks, major highways and at one time the historic Delaware Canal, has made the county an ideal place for industry and manufacturing since the 19th century. Industrial giants such as US Steel, Rohm & Haas, 3M and Dial Corporation once employed tens of thousands of people in their Bucks County plants, primarily located major transportation routes and along the Delaware River in Lower Bucks County.

Bucks County experienced an economic and industrial boom in the 1950's – notably marked by the development of the sprawling U.S. Steel Fairless Hills Plant in Falls Township. Municipalities thrived during this time and land development centered around the manufacturing and industrial base, including the well-known planned community of Levittown. However, over the past several decades plant closures and industrial downsizing have led to industrial disinvestment and the physical legacy of brownfields. The communities in Bucks County most impacted by these brownfields are smaller boroughs with limited resources and communities located along the Delaware River.

The types of brownfields in Bucks County include chemical plants, landfills, municipal dump sites, dry cleaners, lumber yards, rail yards, shipyards, truck terminals and incinerator sites. Bucks County has 82 designated industrial parks. Superfund sites in Bucks County include the Croydon TCE site in Bristol Township, Fischer & Porter Co. site in Warminster Township, Dublin TCE site in Dublin Borough, Chem Fab site in Doylestown Township, Boarhead Farms site in Bridgeton Township, Revere Chemical Co. site in Nockamixon Township, Watson Johnson Landfill in Richland Township. Contaminants of these properties include TCE, PCE, chromic acid, copper sulfate and other heavy metals and VOCs.

Target Area: Bucks County Enterprise Zone - To combat disinvestment, economic deterioration and severe dislocation in the hardest hit communities, the Commonwealth of Pennsylvania designated seven Lower Bucks County municipalities as an "Enterprise Zone". Primary goals of the Enterprise Zone are increased business investment, job creation and sustained community self-sufficiency. Brownfields reuse is therefore a core objective of the Bucks County Enterprise Zone. Enterprise Zones are areas designated by the Commonwealth as financially distressed and disadvantaged and will be the target area for these assessment funds. The Enterprise Zone communities comprise nearly a third of the county's population and have the highest concentration of minorities, highest rates of unemployment and poverty, and a per capita income below national, state and county levels.

Demographic Table	/-----Enterprise Zone Area-----\										
	Bensalem Twp	Bristol Boro	Bristol Twp	Falls Twp	Lower Southampton Township	Morrisville Boro	Penndel Boro	Tullytown Boro	Bucks County	PA	United States
Population ¹	60,427	9,726	54,582	34,300	19,192	8,728	2,328	1,872	625,249	12,702,379	308,745,538
Unemployment ²	5.8%	5.6%	6.6%	5.6%	3.5%	8.4%	10.1%	8.9%	5.3%	5.4%	5.8%
Poverty Rate ²	7.1%	15.6%	9.2%	7.0%	3.5%	5.4%	15.5%	11.4%	5.9%	13.5%	15.6%
African American ¹	8.3%	11.6%	11.6%	6.8%	0.7%	17.1%	10.7%	4.0%	4.3%	11.9%	13.6%
Hispanic ¹	8.4%	14.2%	7.4%	4.4%	2.8%	10.2%	4.3%	3.0%	4.3%	5.7%	16.3%
Med. Household Inc. ²	\$60,401	\$41,446	\$57,128	\$64,533	\$81,790	\$61,689	\$45,250	\$49,231	\$76,824	\$53,155	\$53,482
Per Capita Income ²	\$30,466	\$21,559	\$24,938	\$35,327	\$34,884	\$30,426	\$22,211	\$24,600	\$37,910	\$28,912	\$28,555
Renter Occupied Units ¹	41.4%	44.4%	25.7%	28.3%	19.1%	37.7%	46.7%	37.0%	22.9%	30.4%	34.9%
Food Stamps/ SNAP ²	9.4%	17.3%	9.1%	7.2%	4.4%	12.9%	10.3%	11.1%	5.1%	12.5%	11.4%
Vacant Housing Units ²	9.1%	9.1%	8.6%	8.0%	3.0%	9.7%	12.2%	4.5%	5.8%	11.1%	12.5%
		1: American Fact Finder, 2010 U.S. Census Data, U.S. Census 2: 2010-2014 American Community Survey 5-Year Estimates									

Target Area: Sellersville Borough- With a population of 4,429, Sellersville Borough is in northern Bucks County. One of the borough's largest employers was U.S. Gauge Division which employed hundreds of people in its Sellersville manufacturing plants. The company shut down all operations in the borough in 2008 leaving behind numerous vacant brownfield sites in need of revitalization.

ii. Description of the Priority Brownfield Site(s)

Priority brownfields located in the Enterprise Zone:

- Bensalem Drum Dump Site – Bensalem Township**

The Redevelopment Authority owns this property and recently completed a Phase II ESA. A portion of this site is located in a federally designated flood plain. A drum recycling and reconditioning business operated on the property from 1965 to 1968. In 1986, the EPA completed an emergency removal action consisting of 186 drums and 325 cubic yards of contaminated soil and placement of a clay cap on a portion of the site. Subsequent assessment activities performed by PADEP and the Redevelopment Authority documented contaminant levels exceeding the applicable state standards with additional Phase II assessment work required. With a shortage of State funds, this grant will be critical in leveraging state resources to perform additional Phase II assessment which will cost \$116,800. The property is intended to be preserved as open space and will tie into Bensalem Township's extensive park and trail network

- Dow Chemical property (formerly Rohm & Haas) - Bristol Township and Bristol Borough. (Located in a Federal Opportunity Zone)**

Dow Chemical owns approximately 880 acres of which approximately 360-acres of land, commonly referred to as "Maple Beach", is vacant riverfront land. Notably, this facility is one of EPA Region III's high priority

Resource Conservation and Recovery Act (RCRA) corrective action sites. Remediation is complete at several areas of the site. Other areas are completing investigation/remediation work. In addition, this area was recently designated a Federal Opportunity Zone and is located in a federally designated flood plain.

- *AE Staley's Plant & Railyard - Morrisville Borough*

Located in the Enterprise Zone, the 55-acre underutilized property consists of a plant and rail yard tucked between the banks of the Delaware River and a residential neighborhood. The property is situated 0.5 miles north of the Solvay USA incorporated (Formerly Rhodia, Inc.) property which is a RCRA site. Large scale production operations ceased at the plant since the early 1990's. With the closing of the manufacturing and co-generation facility, the company requested and received several tax reductions in view of the deteriorated facilities. The site has become a deficit to the community as taxes have been lowered and employment dramatically reduced. This site is located in a federally designated flood plain and within a prime target by the host municipality for reuse and economic revitalization.

- *Former Hulmeville Landfill – Hulmeville Borough*

The Redevelopment Authority owns this property and is working with a developer to reuse part of the land for residential use with the balance remaining as open space. The site is a former municipal landfill located over 7.8+/- acres adjacent to the Neshaminy Creek, a major tributary of the Delaware River.

- *Sellersville Borough Target Area- Census Tract 42017102500*

Located within the Sellersville Borough Target area, this census tract includes the 45-acre former Ametek U.S. Gauge Division Plant #2 which is a RCRA site. On June 8, 2012, the United States EPA issued a Final Decision and Response to Comments for the selected remedy at the Ametek U.S. Gauge Division facility located at 900 Clymer Avenue, Sellersville Borough. The primary concern at the site is groundwater migration of volatile organic contaminants that were used as solvents (e.g., trichloroethylene, tetrachloroethane) in the manufacturing process.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

Bensalem Drum Dump Site – Bensalem Township - Bensalem Township is home to 30 municipal parks and thousands of acres of protected open space. With that in mind, the revitalization plan for the Bensalem Drum Dump Site was prepared based on the goals and recommendations from local plans and studies. Specifically, the number one goal of Bensalem Township's Open Space Plan Update is to create linkages between people and parks; to make the park system as interconnected and accessible as possible. In conjunction with its open space planning, the township adopted the Bensalem Township Greenways & Trails Feasibility Study and the Galloway Road Certified Redevelopment Area Plan. All plans identify the "Mill Creek Trail" as a priority area, and a portion of the trailhead for the Mill Creek Trail is planned for the Bensalem Drum Dump Site. The future use of this site follows the recommendations of Bensalem Township's Open Space Plan Update, the Bensalem Township Greenways & Trails Feasibility Study and the Galloway Road Certified Redevelopment Area Plan adopted by the township.

Dow Chemical property (formerly Rohm & Haas) - Bristol Township and Bristol Borough - The Dow Chemical property, more specifically the "Maple Beach Area", includes acreage originally considered for a variety of land uses. Lands seen today to be in undeveloped status, with and without abandoned roads or streets, are considered priority parcels for reuse in the Bucks County Waterfront Revitalization Plan (2004). This plan was prepared with the support of the riverfront bodies of government comprising the Enterprise Zone. The proposed reuse strategy entails cooperation between the local municipalities and the Authority for the acquisition of the property and coordination and community engagement for reuse.

AE Staley's Plant & Railyard - Morrisville Borough - Projected reuse for this site will align with the recommendations of the Morrisville Borough Comprehensive Plan, Morrisville Borough Certified Redevelopment Area Plan and the Bucks County Waterfront Revitalization Plan. These plans recommend

revitalizing underutilized properties and changing incompatible land uses with those that better suit Morrisville's small town residential and commercial nature, and to simultaneously reverse the trend of an eroding tax base. The proposed reuse strategy for this site entails cooperation between Morrisville Borough and the Authority for the acquisition of the property to facilitate reuse that would include residential, commercial, limited retail and recreation uses. Notably, the borough and Authority are currently working in partnership on an adjacent brownfield reuse project which is a 12+/- acre former landfill that will be remediated and revitalized in accordance with the recommendations of the plans. The significance of these projects would be the enhancement of public access to the Delaware River and eliminating truck traffic through the residential neighborhood adjacent to the plant as well as new jobs and increased tax revenues for the community.

Former Hulmeville Landfill – Hulmeville Borough - The Authority is working with a developer that plans to reuse a portion of the site for residential use with the balance of the property for open space. The reuse plan is consistent with the land use plans of Hulmeville Borough and has received strong support from borough officials who are looking forward seeing this property remediated and put back to productive reuse.

Sellersville Borough Target Area - Proposed reuse for this area will be a continuation of the transformation of the 45-acre former Ametek U.S. Gauge Division Plant #2 RCRA site into the "Sellersville Business Campus". The Sellersville Business Campus project was the first of its kind offered by the Bucks County Board of Commissioners through its Industrial Development Authority and a cooperative effort with the county's Planning Commission and the Redevelopment Authority. Reuse plans for the Sellersville Business Campus were vetted with the local community who expressed their desire to bring jobs back to the borough, and this public input was incorporated into the Sellersville Borough Revitalization Area Plan. The Authority will continue to work closely with our partners, borough officials and residents to achieve the desired end use for the Sellersville Borough Target Area.

ii. Outcomes and Benefits of Reuse Strategy

On a broad scale, this grant will ultimately result in the remediation of contaminated sites focusing on sites near the banks of the Delaware River and its tributaries as well as other target areas where our most vulnerable citizens live in close proximity to brownfields some of which are in federal opportunity zones. Priority is also placed on projects that result in job opportunities for local residents and new or increased tax revenue for municipalities. Therefore, a focus of our reuse strategies will be the creation of jobs and revitalization of underutilized, vacant or abandoned sites that pay little or no taxes including the brownfield site located within the federally Designated Opportunity Zone, the former DOW Chemical plant. Reuse of this site will provide job opportunities for area residents and help spur economic growth in lower Bucks County by directing new employees to the area, re-investing in the housing stock, and allowing for the growth of support industries such as small retail and restaurants. Along with the existing force multiplier of two major commuter rail stations, the Opportunity Zone located in lower Bucks County is a primed for growth if the right catalyst is provided.

Another important outcome and benefit of the reuse strategy is the protection of open space. Bucks County has a robust Open Space Program and its success can be quantified in the amount of land permanently preserved by county programs including 17,054 acres of agricultural land, 9,127 acres of county parkland, 5,001 acres of natural areas, 4,406 acres of municipal open space and 12 acres of riverfront for a total of 35,600 acres. Reuse of brownfields is a perfect complement to the Open Space Program as brownfield reuse prevents the needless loss of greenspace and farmland. Investments in brownfields will greatly benefit the county by relieving development pressure off fertile green fields which translates into less open space being developed and reducing urban sprawl. Priority brownfield sites such as the Bensalem Drum Dump Site and the Former Hulmeville Landfill Site will be sure to contribute to this impressive total of open space in Bucks County.

Finally, an additional yet important outcome and benefit of this grant will be reducing the potential public health and safe threats brownfields pose to our residents. Of particular concern is the migration of contaminants from brownfields to the neighboring waterways including the Delaware River and its tributaries.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

The Authority utilizes numerous programs, often in combination with programs established locally (i.e. county/municipal/local government agencies) for environmental assessment, remediation and subsequent reuse. Working in partnership with key project partners to develop creative financing packages for brownfield revitalization has been the key ingredient of the Authority's success in cleaning up more than a dozen Bucks County brownfields. Potential funding sources the Authority intends to pursue in conjunction with this grant include private investment, state programs such as the Industrial Sites Reuse Program, Greenways, Trails and Recreation program, Business in Our Sites Program, Enterprise Zone Tax Credit Program and Redevelopment Assistance Capital Program. Additionally, the Authority has a Memorandum of Understanding with the Bucks County Industrial Development Authority (BCIDA) to partner on brownfields and economic development projects in the county. The BCIDA has access to at least \$8 million in local funding sources to support economic development and brownfield redevelopment initiatives. We will use our expertise, experience and proven track record of leveraging public and private resources for the successful assessment, remediation, cleanup and reuse of brownfield sites, converting EPA brownfields funding to tax revenues, jobs, homes, public open space and recreational uses.

ii. Use of Existing Infrastructure

The Authority routinely relies on green cleanup techniques such as the reuse of crushed demolition debris and materials in reuse projects and consolidation and capping of contaminants beneath engineered barriers with institutional controls, which minimizes the carbon footprint of remedial construction activity. By incentivizing brownfield reuse, the Authority will direct reuse into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and reducing air emissions from construction. The Authority will encourage and prioritize projects that take an innovative approach towards stormwater management techniques such as rain gardens and bioswales as well as projects that take advantage of technologies used to reduce energy consumption and encourage all new development to pursue LEED certification. These sustainable development approaches will help the county reuse existing resources, reduce fossil fuel consumption and emissions, and minimize energy use and waste generation.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

State Industrial Sites Reuse Program funds have been the Authority's primary source of funding for assessing and cleaning up brownfields. The Authority successfully utilized \$6 million in funding under this program to complete over a dozen assessment and remediation projects, all through Pennsylvania's award-winning Land Recycling Program, commonly referred to as Act 2. Unfortunately, recent changes to state law which is diminishing available grant funding for the Industrial Sites Reuse Program, combined with an increase in demand for the program has caused significant delays in the Authority's ability to assess and remediate brownfields. Furthermore, the Enterprise Zone communities experience the highest tax rates in Bucks County, stagnant or decreasing population growth, high rates of poverty and lowest per capita income. It's also important to understand that Bucks County's population grew by over 23% over the last 30 years, however, the population of the seven Enterprise Zone municipalities declined by half a percent. Consequently, municipal budgets are strained, particularly for our smaller boroughs, which don't have the resources to effectively manage the often complex issues associated with the reuse of brownfields.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Health and welfare challenges associated with brownfield sites are a major concern in Bucks County. The correlation between brownfields in the target area and impact on disproportionately impacted populations can be seen by recent data provided by the St. Mary Adult Health Clinic, a non-profit organization that provides free primary and chronic health care to thousands of low-income, uninsured adults living in the Enterprise Zone communities (patients must provide proof of Bucks County residence to receive care). The Clinic is located in Bensalem Township, placing it firmly in the heart of the Enterprise Zone. In 2017, the Clinic served 856 unduplicated patients through nearly 6,500 clinic visits. Most patients have multiple, serious, chronic illnesses, such as high blood pressure (29%), diabetes (38%), orthopedic problems (17%), gastrointestinal problems (11%), cardiac (5%), obesity (3%), or cancer (1%). The percentage breakdown of Clinic patients is 44% male and 56% female; 46% Hispanic, 30% White, 14% African American and 10% Asian. Approximately 69% of patients were born outside the United States. The St. Mary Adult Health Clinic organization will be a key project partner for facilitating public participation as well as outreach and monitoring of these disproportionately impacted populations. The Clinic also utilizes bi-lingual staff which the Authority will utilize to reduce any barriers of communication.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to a Bucks County Health Improvement Partnership/United Way study entitled *A Needs Assessment for Bucks County*, Age-adjusted death rates from all causes for Bucks County (8.60) are below state average (8.83). However, the report states that Lower Bucks County (8.89) is above the state average, and “Lower Bucks has death rates from cancer higher than the state rate”. Since brownfields are most prevalent in Lower Bucks County, the higher rates in the Lower Bucks County could be associated with exposure to hazardous substances, pollutants or contaminants. Furthermore, the American Lung Association’s “State of the Air 2018” report gave Bucks County an F for air quality. In other words, if you live in Bucks County, the air you breathe may put your health at risk. Groups in Bucks County at risk include those with: Pediatric Asthma (11,519), Adult Asthma (52,841), COPD (37,531), Lung Cancer (404), Cardiovascular Disease (49,364), Diabetes (57,473), Children Under 18 (131,092) and Adults 65 & Over (110,082).

(3) Disproportionately Impacted Populations

The Bucks County Enterprise Zone was established to combat manufacturing and industrial disinvestment, economic deterioration and severe dislocation. Populations in these target communities were designated by the state in large part due to the disproportionate share of negative consequences resulting from brownfields. As the Demographic Table in Section 1(a)(i.) demonstrates, the Enterprise Zone communities experience the highest rates of unemployment, poverty, transient housing and housing vacancy, and a per capita income below national, state and county levels. In addition, the opioid epidemic has disproportionately impacted these communities as 40% of reported opioid overdoses in Bucks County in 2018 occurred in seven of the Enterprise Zone communities. This includes 90 overdoses in Bensalem Township, 28 in Bristol Borough, 138 in Bristol Township, 47 in Falls Township, 14 in Morrisville Borough, 9 in Penndel Borough and 13 in Tullytown Borough.

b. Community Engagement

i. Project Partners and Roles

Partner Name	Point of contact	Specific role in the project
Pennsylvania Department of Environmental Protection	Troy Conrad tconrad@pa.gov	Overseer of PA Land Recycling Program. Each site assessed through this grant will be entered into the Act 2 Program.
Bucks County Industrial Development Authority	Mr. Pete Krauss 267-880-6071 jpkrauss@buckscountyida.com	Bucks County’s lead economic development agency. Provider of funding resources to acquire and reuse brownfield sites. Public meeting space in Central Bucks County. Provide economic incentives to future businesses for the revitalized property.

Bucks County Economic Development Corporation	Mr. Robert Cormack 215-348-9031 rfe@bcedc.com	Provider of funding resources to acquire and reuse brownfield sites. Provide of economic incentives to future businesses for the revitalized property.
Bucks County Community College	Mr. James Sell 267-685-4801 James.sell@bucks.edu	Language interpretation services. Public meeting space in Upper, Central and Lower Bucks County. Assessment of employer needs and employee training.
Heritage Conservancy	Mr. Jeff Marshall 215-345-7020	Assist with site selection and reuse strategies.
Pennsylvania Environmental Council	Mr. Patrick Starr 215-545-4570 pstarr@pecpa.org	Assist with site selection and reuse strategies.
New Jersey Institute of Technology TAB Team	Ms. Elizabeth Limbrick 973-596-5519 limbrick@njit.edu	Technical assistance; Facilitate public participation and outreach.
Greenbelt Overhaul Alliance of Levittown	Mr. Ed Armstrong edarmstrong@verizon.net	Grassroots organization of volunteers that can assist with site selection and reuse strategies.
St. Mary Adult Health Clinic	Ms. Lisa Kelly, RN, MBA 215-710-4156 lkelly3@stmaryhealthcare.org	Language interpretation services; Facilitate public participation and outreach to affected populations; Monitor impacts to sensitive populations.
Bucks County Enterprise Zone Organization	Mr. Garney Morris 215-208-7878 garnevmorris@aol.com	Assist with site selection, reuse strategies; Liaison to Enterprise Zone municipalities.

ii. Incorporating Community Input

Involving the community in the process of identifying sites and selecting and developing cleanup and reuse strategies is central to the Authority's approach to brownfields reuse. If a grant is awarded, the first step the Authority will take is to immediately issue a press release to our contacts list with a notice that the EPA grant funds were awarded and intent for public participation. We will request all municipalities to post this on their public access television channels and websites. The Authority will utilize the resources made available through the NJIT TAB Team to help gain community acceptance and involvement with brownfield projects to be funded through this grant. The Authority intends to prepare a request for proposals for a qualified environmental consultant to assist with updating its inventory of brownfield sites, last completed 10 years ago. The NJIT TAB Team will also be used to ensure the request for proposals includes a clear, comprehensive and effective strategy for community engagement in the processes of identifying and selecting sites. The Authority anticipates this to include an adequate number of public meetings to be scheduled at convenient times and locations that are easily accessible to the local communities so the public can be educated on the brownfields program, updated on progress and involved with site selection, assessment and eventual cleanup and future reuse. The Authority is also intending to develop a system to allow community residents and partner organizations to electronically submit comments on proposed reuse projects. Responses to these comments will be communicated on a regular basis via newsletters, direct responses, and the Authority will regularly post progress reports on its website. Press releases regarding success stories will be vital to demonstrating the effectiveness and benefits of the EPA grant and highlighting successful brownfield projects.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

Task/Activity 1: Management, Oversight, Site Identification, Coordination
i. Project Implementation: The Authority has developed a highly successful brownfields program with highly qualified in-house staff. Salary funds are necessary to enable the Authority to manage the cooperative agreement including the review and update of the existing County-wide Brownfields inventory database (last updated in 2009) in conjunction with a qualified environmental professional consultant. If necessary, the Authority will provide for these expenses that exceed this grant request.
ii. Anticipated Project Schedule: On going over the course of the grant activity period.

iii. Task/Activity Lead(s): Executive Director, Program Administrator and General Administrator
iv. Output(s): Project leads will provide quarterly reports, management of the brownfield inventory, site eligibility determination, data entry into EPA's ACRES database, and cooperation agreement as well as community outreach and involvement, organizing community meetings and responding to comments.
Task/Activity 2: Legal
i. Project Implementation: An attorney experienced in environmental legal issues to deal with aspects such as property ownership, site access, liability, reviewing Phase I and Phase II assessment reports and remediation action plans is critical to dealing with the often-thorny legal issues which require specialized expertise to enable assessments and eventually reuse.
ii. Anticipated Project Schedule: On going over the course of the grant activity period.
iii. Task/Activity Lead(s): The Authority has retained Mr. Joel Bolstein, Esq. as its environmental solicitor. Mr. Bolstein focuses his practice on brownfields reuse, the environmental aspects of corporate and real estate transactions, regulatory compliance counseling and environmental litigation. Mr. Bolstein has served as the Authority's environmental counsel since the initiation of the Bucks County Brownfields Program in 1997.
iv. Output(s): Review of Phase I and II reports and area clean-up plans, review of statutes, and attendance at community meetings.
Task/Activity 3: Site Identification
i. Project Implementation: The Authority will utilize the resources made available through the New Jersey Institute of Technology TAB Team to prepare a request for proposals for a consultant to assist with updating its inventory of brownfield sites.
ii. Anticipated Project Schedule: The Authority will partner with NJIT immediately upon grant award to begin the solicitation of a consultant. Complete site identification and update inventory will be complete within 12 months of receipt of the award.
iii. Task/Activity Lead(s): Program Administrator
iv. Output(s): Produce an updated brownfield inventory for Bucks County to be shared with area municipalities and partner organizations including the Bucks County Planning Commission.
Task/Activity 4: Phase I Assessments
i. Project Implementation: Funds will be used to provide Phase I assessments of the identified properties and will be entered into the Pennsylvania Act 2 Program. The Authority will continue to apply for state ISRP and GTRP grants to supplement this funding.
ii. Anticipated Project Schedule: Phase I assessments are planned to begin within 6 months of the award and are expected to end 18 months following. This allows for assessments of priority sites and those identified by the consultant.
iii. Task/Activity Lead(s): Qualified environmental consulting firm. Oversight by the Program Administrator
iv. Output(s): Completed Phase I assessment of each brownfield and submission to the PA Act 2 Program.
Task/Activity 5: Phase II Assessments
i. Project Implementation: Focus of EPA grant funds will be Phase II assessments. Top priorities for additional investigation will be based on public support and involvement, the ability for the site to attract a developer, ability of the site to utilize existing infrastructure, the extent of contamination and impact of contamination and reuse on the community and sensitive populations. The Authority will continue to apply for state grants to supplement this funding.
ii. Anticipated Project Schedule: Phase II assessments are planned to begin within 6 months of the award and are expected to end 18 months following. This allows for assessments of priority sites and those identified by the consultant following their Phase I assessment.

iii. Task/Activity Lead(s): Qualified environmental consulting firm. Oversight by the Program Administrator
iv. Output(s): Completed Phase II assessments for up to 6 properties and the development of remedial action plans.

b. Cost Estimates and Outputs

Tasks were calculated as the following:

- Task 1: 455 total hours at an average rate of \$97.36 = \$44,310. Reflecting 55 hours from the Executive Director, 375 hours from the Program Administrator, 25 hours from the General Administrator. Over the course of two years the Authority expects to manage the grant award, this equates to 13 total weeks of employee time dedicated to the project (35 hours a week). This is similar to time dedicated to the last EPA Community-wide Assessment grant the Authority received in 2009.
- Task 2: 70 hours at an average rate of approximately \$175 = \$12,000. Existing monthly invoices from Mr. Bolstein reflect roughly 6 hours of existing Authority work. With the additional work we expect this grant to create, it would generate approximately 3 additional billable hours for Mr. Bolstein. While this would vary with the workload for each month, over the lifetime of the two years we expect it to balance out.
- Task 3: Expected contract amount for similar professional services = \$20,000. The Authority regularly communicates with our peers across the Commonwealth and utilizes a variety of environmental consultants for existing work. We believe this is an accurate number for our region and will ensure that through a competitive bidding process.
- Task 4: 12 Phase I assessments at an average cost of \$3,500 = \$42,000. The Authority believes these costs will be reflected in public/private partnerships of a variety of funds to ensure proper remediation and reuse.
- Task 5: 6 Phase II assessments at an average cost of \$30,282 = \$181,690. The Authority believes these costs will be reflected in public/private partnerships of a variety of funds to ensure proper remediation and reuse.

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Personnel	37,310					37,310
Fringe Benefits	7,000					7,000
Legal		12,000				12,000
Contractual			20,000	42,000	181,690	243,690
Total Costs:	44,310	12,000	20,000	42,000	181,690	300,000

c. Measuring Environmental Results

The Authority has a successful track record managing EPA Brownfield Grants. Results will be documented and reported to the EPA on a quarterly basis as part of the Quarterly Progress Reports. A final report summarizing all work completed under the grant will be prepared at the end of the project period and provided to the EPA. The Authority will complete an inventory of the sites that have been identified, sites that have completed a Phase I and/or Phase II assessment and sites where a remedial action work plan has been prepared. The Authority also monitors and tracks the number of sites cleaned up. Upon completion of the inventory, a report will be posted on the Authority's website. The Authority also monitors the amount of public and private investment leveraged at each site that received assessment funding in addition to the amount of job creation. The Authority will track the progress of these brownfield sites in the EPA ACRES database even after the project period has ended.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

The project manager for this grant is Mr. Jeffrey Darwak, Executive Director of the Authority. Mr. Darwak will supervise the project head, Mr. Joseph Hogan and the General Administrator, Ellen Hilser. He will be responsible for coordinating with all project partners over the lifetime of the grant. Mr. Darwak and Mr. Hogan will both work with NJ TAB, consultants and contractors to ensure the brownfield inventory is completed in a timely manner and that the assessment work is properly completed according to state and federal requirements. Mr. Hogan will manage public relations, partnering organizations, organizing public meetings, processing payment requests, review of assessment reports and completing reports and submitting required information to the proper regulatory authorities. Ms. Hilser will provide programmatic support.

ii. Description of Key Staff.

Mr. Darwak joined the Authority as the Program Coordinator in 2007 and quickly advanced to the position of Deputy Director. He was appointed as the Executive Director in October 2018. Mr. Darwak has been instrumental in obtaining and managing millions of dollars in grant funds in an effort to link housing and economic development initiatives in Bucks County that provide family sustaining jobs. He has also been influential in implementing the Bucks County Brownfields Program, helping revitalize dozens of Bucks County properties that were idle, vacant or underutilized because of environmental conditions. He is extensively involved with the Bucks County Enterprise Zone, serving as the Enterprise Zone Coordinator.

Mr. Joseph Hogan is the Authority's Program Administrator and has been with the Authority since January 2018. He brings a wealth of private and public sector experience having past professional experience the Director of Community and Economic Development for a Representative to the U.S. Congress. Mr. Hogan is extensively involved in all Authority projects and is responsible for ensuring all projects are completed on time and on budget. As General Administrator, Ms. Hilser will provide support to ensure the outcomes and objectives of this grant are achieved. All three staffers are life-long residents of Bucks County, Pennsylvania.

iii. Acquiring Additional Resources

The Authority will utilize the resources and expertise made available through the New Jersey Institute of Technology TAB Team to successfully complete this grant. In addition, the Authority has a Memorandum of Understanding with the Bucks County Industrial Development Authority to partner on brownfields and economic development projects in the county.

b. Past Performance and Accomplishments

i. Currently Has or Previously Received an EPA Brownfields Grant

1. Accomplishments

In 2009, with the assistance of EPA Community-wide Hazardous Substance and Petroleum Assessment grants, the Authority completed a County-Wide Inventory of brownfields and identified 132 brownfield sites throughout the county with half of the sites located in the Enterprise Zone. The Authority was able to complete four Phase I and four Phase II assessments on priority sites. Nine other priority sites were either assessed and cleaned up or put back to productive reuse through other avenues such as private developers. In addition, the Authority participated in a previous EPA Job Training Grant Program which was managed by the Bucks County Community College. The program was successful, and it is the Authority's understanding that at least three program participants are currently employed by environmental professional firms. Other notable accomplishments of the Bucks County Brownfields Program include the Riverfront North project in Bristol Borough and the Riverfront South project in Bensalem Township. Both are projects that leveraged millions of dollars in federal, state, local and private funding to cleanup and put back to productive reuse nearly 100 acres of vacant industrial land on the Delaware River. These projects were accurately reflected in ACRES.

2. Compliance with Grant Requirements

The Authority was in full compliance with EPA grant requirements including submission of timely quarterly progress reports, financial status reports, and timely ACRES reports.



SEAN D. SCHAFER, ESQ. CHAIRMAN
PATRICIA L. BACHTLE
RAY J. CHAPMAN
WILLIAM M. PEZZA
KEITH E. FROGGATT, SR

REDEVELOPMENT AUTHORITY

of the County of Bucks
216 Pond Street, Bristol, PA 19007
215-781-8711 FAX 781-8716

JEFFREY D. DARWAK
EXECUTIVE DIRECTOR

ALLEN W. TOADVINE, ESQUIRE
SOLICITOR

Redevelopment Authority of the County of Bucks 216 Pond Street - Bristol, Pennsylvania 19007 FY2020 Community-Wide Assessment Grant

Threshold Criteria Response

1. Applicant Eligibility Attachments:

- a. Redevelopment Authority Board Resolution 32-2019
- b. Articles of Incorporation

2. Community Involvement:

Involving the community in the process of identifying sites and selecting and developing cleanup and redevelopment strategies is central to the Authority's approach to brownfields redevelopment. If a grant is awarded, the first step the Authority will take is to immediately issue a press release with a notice that the EPA grant funds were awarded. This will be distributed to media outlets and to our extensive distribution list to notify the public of the grant award and to promote participation in the process. We will request all municipalities to post this on their public access television channels and websites. The Authority will utilize the resources made available through the NJIT TAB Team to help gain community acceptance and involvement with brownfield projects to be funded through this grant.

3. Expenditure of Assessment Grant Funds:

The Redevelopment Authority of the County of Bucks does not have an active EPA Brownfields Assessment Grant.

**REDEVELOPMENT AUTHORITY OF THE
COUNTY OF BUCKS AUTHORIZING THE FILING OF
AN APPLICATION WITH THE UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY FOR A \$300,000
BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT**

WHEREAS, the Redevelopment Authority of the County of Bucks is a duly organized authority of the Commonwealth of Pennsylvania created and existing pursuant to the provisions of the Pennsylvania Redevelopment Law, Act of May 24, 1945, as amended (the "Authority"), and; has been informed by the U.S. Environmental Protection Agency that it is eligible to apply for monies for the Community-Wide Assessment Grant and;

WHEREAS, the Redevelopment Authority of the County of Bucks has been informed by the U.S. Environmental Protection Agency that it is eligible to apply for monies for the Brownfields Assessment Grant, and; desires to apply for US EPA grant funding.

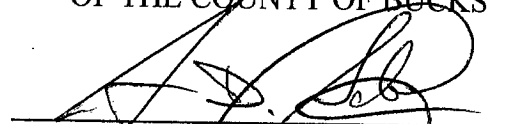
WHEREAS, the Redevelopment Authority of the County of Bucks is desirous of obtaining funds from the U.S. Environmental Protection Agency in the amount of \$300,000 to inventory, characterize, assess, and conduct planning and community involvement related to Brownfield sites in the County of Bucks.

NOW THEREFORE, be it resolved by the Board of the Redevelopment Authority of the County of Bucks:

1. That the Authority hereby authorizes its Executive Director to submit an application for funding assistance to the U.S. Environmental Protection Agency Brownfields Assessment Grant Program by the filing deadline of December 3, 2019 and;
2. That the purpose of the grant will be to provide a \$300,000 Community-Wide Brownfields Assessment Grant as indicated in the application to the U.S. Environmental Protection Agency.

RESOLVED AND ENACTED this 15th day of November, 2019.

REDEVELOPMENT AUTHORITY
OF THE COUNTY OF BUCKS


Chairman

ATTEST:


ASST. Secretary

1.7.62.08

Commonwealth of Pennsylvania



DEPARTMENT OF STATE

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, In and by the provisions of Urban Redevelopment Law, Act No. 385, approved the twenty-fourth day of May, Anno Domini one thousand nine hundred and forty-five, Pamphlet Laws 991, the Department of State is authorized and required to issue a

CERTIFICATE OF INCORPORATION

evidencing the incorporation of a redevelopment authority under the provisions of said Act.

AND WHEREAS, The stipulations and conditions of said Act have been fully complied with by the Governing Body of the County of Bucks, by the passage of a proper Ordinance finding and declaring that there is a need for a Redevelopment Authority.

THEREFORE, KNOW YE, That, subject to the Constitution of this Commonwealth, and under the authority of Act No. 385, approved the twenty-fourth day of May, Anno Domini one thousand nine hundred and forty-five, P. L. 991, I DO BY THESE PRESENTS, which I have caused to be sealed with the Great Seal of the Commonwealth, declare and certify the creation, erection and incorporation of

REDEVELOPMENT AUTHORITY OF THE COUNTY OF BUCKS

into a body politic and corporate in deed and in law by the name hereinbefore specified, now to become operative with authority to transact business.

Such corporation shall have and enjoy and shall be subject to all the powers, duties, requirements, and restrictions, specified and enjoined in and by the above Act of Assembly and all other applicable laws of this Commonwealth.



GIVEN under my Hand and the Great Seal of the Commonwealth, at the City of Harrisburg, this 9th day of March in the year of our Lord one thousand nine hundred and forty-five.

[Signature]

D1645-288

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Redevelopment Authority of the County of Bucks

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

0772002560000

d. Address:

* Street1:

216 Pond Street

Street2:

* City:

Bristol

County/Parish:

Bucks

* State:

PA: Pennsylvania

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

19007-4923

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

* First Name:

Jeffrey

Middle Name:

* Last Name:

Darwak

Suffix:

Title: Executive Director

Organizational Affiliation:

Redevelopment Authority of the County of Bucks

* Telephone Number:

215-781-8711

Fax Number:

* Email: Jeff@bcrda.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

State Legislature Created Gov.

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Redevelopment Authority of the County of Bucks' 2020 EPA Brownfield Assessment Grant Application.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant PA-001

* b. Program/Project PA-001

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 04/01/2019

* b. End Date: 03/31/2022

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Jeffrey

Middle Name:

* Last Name: Darwak

Suffix:

* Title: Executive Director

* Telephone Number: 215-781-8711 Fax Number:

* Email: Jeff@bcrda.com

* Signature of Authorized Representative: Jeff Darwak * Date Signed: 12/03/2019